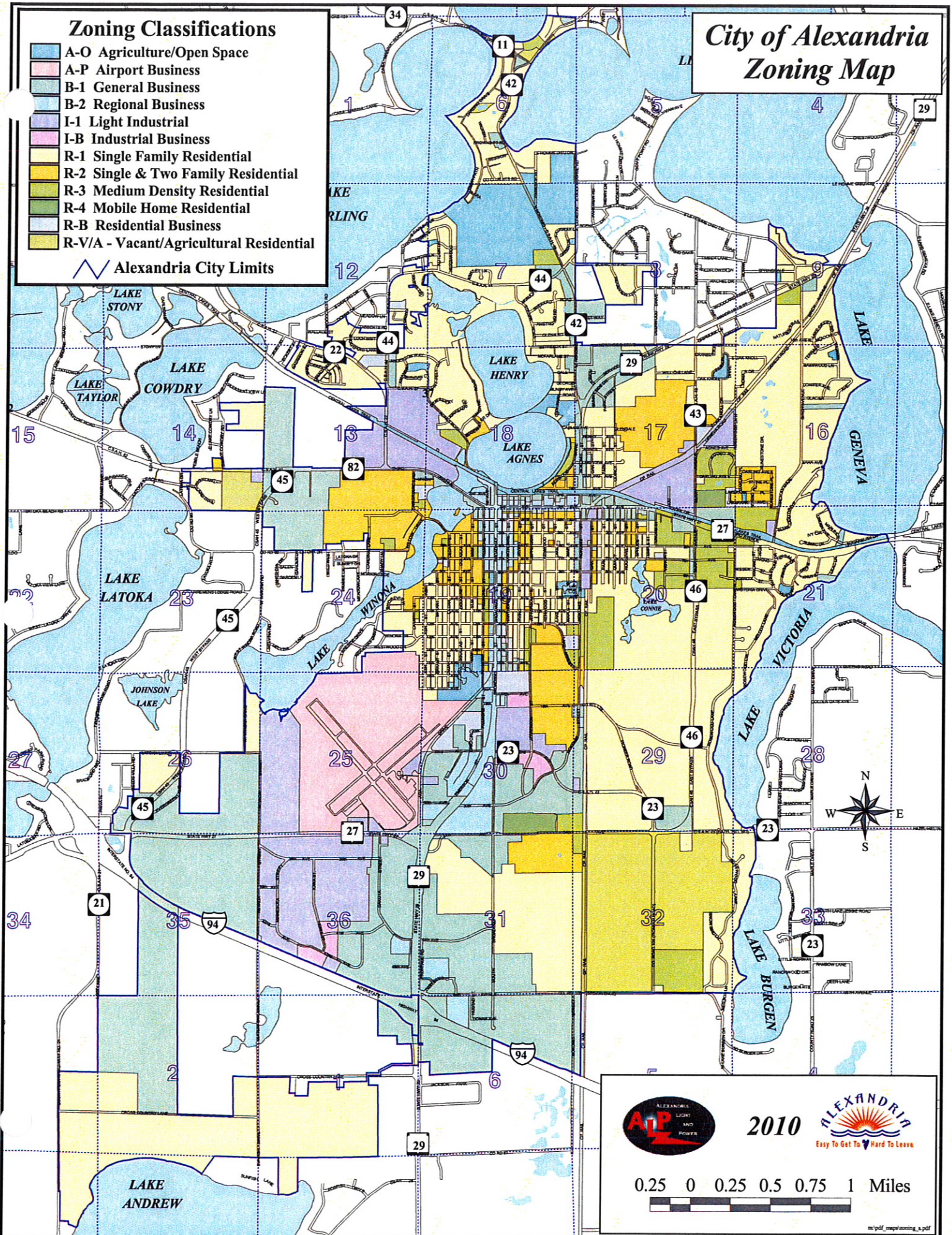


Zoning Classifications

- A-O Agriculture/Open Space
- A-P Airport Business
- B-1 General Business
- B-2 Regional Business
- I-1 Light Industrial
- I-B Industrial Business
- R-1 Single Family Residential
- R-2 Single & Two Family Residential
- R-3 Medium Density Residential
- R-4 Mobile Home Residential
- R-B Residential Business
- R-V/A - Vacant/Agricultural Residential

Alexandria City Limits

City of Alexandria Zoning Map



2010



0.25 0 0.25 0.5 0.75 1 Miles



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Section 10.11. **"B-1" General Business District.**

Subd. 1. **Purpose.** The purpose of the "B-1" General Business District is to provide for low intensity, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts.

Series

Source: Ord. 338-2nd

Effective Date: 2/08/93

Subd. 2. **Permitted Uses.** The following are permitted uses in a "B-1" District:

- A. Art and school supplies.
- B. Auto-related retail and service uses located inside a building.
- C. Bakery goods and baking of goods for retail sales on the premises.
- D. Bank, savings and loan, savings credit unions and other financial institutions.
- E. Barber shops.
- F. Beauty parlors.
- G. Bicycle sales and repair.
- H. Candy, ice cream, popcorn, nuts, frozen desserts and soft drinks.
- I. Camera and photographic supplies.
- J. Commercial (leased) and professional offices.
- K. Commercial recreational uses excluding outdoor sales.
- L. Convenience food establishments.
- M. Delicatessen.
- N. Drive-in uses and establishments.
- O. Dry cleaning pick-up and laundry pick-up stations including incidental repair and assembly but not including processing.
- P. Drug store.
- Q. Essential services.
- R. Florist shop.
- S. Frozen food store, but not including a locker plant.

- T. Gift or novelty store.
- U. Grocery, fruit or vegetable store, but not including sales from moveable, motorized vehicles.
- V. Grocery, supermarket.
- W. Hardware, and enclosed building material sales.

8/24/06 THIS PAGE REPLACES PAGE 10-93

- X. Hobby store, including handicraft classes but not to exceed fifteen (15) students.
- Y. Ice sales with storage not to exceed five (5) tons.
- Z. Licensed daycare, group family daycare, and residential facilities.
- AA. Insurance sales.
- BB. Laundromat.
- CC. Locksmith.
- DD. Meat market, but not including processing for a locker plant.
- EE. Medical and dental offices and clinics.
- FF. Motor vehicle and recreational equipment sales located inside a building.
- GG. Motels and hotels.
- HH. Offices.
- II. Paint and wallpaper sales.
- JJ. Plumbing, television, radio, electrical sales and such repair as are necessary use to the retail establishment permitted within this district.
- KK. Public utility collection offices.
- LL. Public garage.
- MM. Real estate sales.
- NN. Restaurants
- OO. Retail sales.
- PP. Shoe repair.
- QQ. Taverns, off-sale liquor, private clubs and lodges.

Source: Ord. 550-2nd

Series

Effective Date: 3/14/05

- RR. Kennels. Where there is no outdoor exercise or other outdoor activity area provided

Series Source: Ord. 586-2nd
Effective Date: 8/14/06

SS. Adult Uses and Sexually Oriented
Businesses.

Series Source: Ord. 536-2nd
Effective Date: 6/14/04

TT. Tattooing, body piercing, body branding
and/or body scarification businesses.

Series Source: Ord. 542-2nd
Effective Date: 11/22/04

8/24/06 THIS PAGE REPLACES PAGE 10-94

Subd. 3. **Accessory Uses.** The following are
permitted accessory uses in the "B-1" District:

A. Commercial or business buildings and
structures for a use accessory to the principal use.

B. Off-street parking as regulated by
Section 10.03, Subd. 5 of this Ordinance.

C. Fencing, screening and landscaping as
permitted and regulated by Section 10.03, Subd. 2G of this
Ordinance.

D. Signs as regulated by Section 10.24 of
this Ordinance.

E. Semi-trailer parking in designated
parking areas as set forth in Section 7.14, Subd. 2 of the
City Code.

F. Communication transmission and reception
systems including but not limited to satellite dishes,
towers, or antennas provided that any ground based device is
located in the rear yard, if located on corner lots no closer
to the side yard than the principal building, is located no
closer than five (5) feet from all adjoining lot lines, and

its location is reviewed by local utility companies. In addition, no satellite dishes shall be located on residential roofs nor exceed fifteen (15) feet in total height in residential areas. Any person may request a variance to these requirements as set forth under Section 10.25 of this Ordinance. The City Council may require appropriate conditions as necessary to maintain the character of the surrounding area.

G. Home occupations as regulated by Section 10.03. Subd. 9 of this Ordinance.

H. Water oriented accessory structures as regulated by Section 10.20, Subd. 5B of this Ordinance.

Series Source: Ord. 338-2nd
Effective Date: 2/08/93

I. Warehousing.

Series Source: Ord. 550-2nd
Effective Date: 3/14/05

8/24/06 THIS PAGE REPLACES PAGE 10-95

Subd. 4. **Conditional Uses.** The following are conditional uses in the "B-1" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community.

B. Multiple family buildings.

C. Public or semi-public recreational buildings or uses and neighborhood or community centers; public and private educational institutions; religious institutions; and governmental and public buildings and

structures.

D. Veterinary clinics.

E. Drive-in establishments.

F. Car washes (drive through, mechanical and self-service).

G. Motor fuel station, auto repair-minor and tire and battery stores and service.

H. Open and outdoor storage as a principal or accessory use.

I. Open or outdoor service, sales and rental as a principal or accessory use including motor vehicle and recreational equipment sales.

J. Custom or limited manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as bond, cloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yards, and wools.

K. Physical culture, health services, reducing salons, masseurs, and public bath, saunas, and massage services.

L. Motels, motor hotels and hotels containing housekeeping units.

M. Commercial planned unit developments as regulated by Section 10.21 of this Ordinance.

Source: Ord. 335-2nd
Series
Effective Date: 2/08/95
8/24/06 THIS PAGE REPLACES PAGE 10-96

M. Recreational Camping Areas.

Source: Ord. 558-2nd
Series
Effective Date: 6/13/05

O. Kennels. Where there is to be an

outdoor exercise or other outdoor activity area provided.

Series Source: Ord. 586-2nd
Effective Date: 8/14/06

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "B-1" District.

Series Source: Ord. 518-2nd
Effective Date: 10/14/03

Section 10.12. **"B-2" Regional Business District.**

Subd. 1. **Purpose.** The purpose of the "B-2" Regional Business District is to provide for the establishing of commercial and service activities which draw from and serve customers from the entire city or region.

Subd. 2. **Permitted Uses.** The following are permitted uses in the "B-2" District:

A. All permitted uses allowed in the "B-1" District.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in the "B-2" District:

A. All accessory uses allowed in the "B-1" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "B-2" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. All conditional uses allowed in the "B-1" District.

Series Source: Ord. 338-2nd
Effective Date: 2/08/93

8/24/06 THIS PAGE REPLACES PAGE 10-97

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "B-1" Districts.

Series Source: Ord. 518-2nd

Effective Date: 10/14/03

Section 10.13. **"AP" Airport Business District.**

Subd. 1. **Purpose.** The purpose of the "AP" Airport Business District is to provide for aviation related uses which deal directly with aviation customers for whom the goods or services are furnished.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "AP" District:

A. All permitted uses allowed in an "A-O" District, but not including buildings and structures.

B. Aircraft runways, taxiways, permanent aircraft storage hangars, and airport terminals.

Sub. 3. **Accessory Uses.** The following are permitted accessory uses in an "AP" District:

A. Operation and storage of such vehicles, equipment and machinery which are incidental to permitted or conditional uses allowed in this district.

B. Fencing, screening, and landscaping as regulated by Section 10.03, Subd. 2G of this Ordinance.

C. Structures located in the "S" Shoreland District as regulated by Section 10.20, Subd. 5B of this Ordinance.

Subd. 4. **Conditional Uses.** The following are conditional uses in an "AP" District. (Requires a conditional use permit based on the procedures, factors, findings, and conditions set forth and regulated by Section 10.23 of this Ordinance.)

A. Governmental and public utility buildings and structures necessary for the health, safety,

and general welfare of the community.

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B. Aircraft/aviation service, sales, and/or rental as an accessory use provided such service, sales, or rental is housed in a permanent structure. (Such uses are subject to provisions of various federal, state, and local authorities, including but not limited to the Federal Aviation Administration, the Minnesota Department of Transportation, the Minnesota Pollution Control Agency, the Minnesota Department of Natural Resources, the Alexandria Airport Commission, etc.)

Series Source: Ord. 381-2nd
Effective Date: 4/8/96

Subd. 5. **Interim Uses.** Interim uses are not allowed in the "AP" District.

Series Source: Ord. 518-2nd
Effective Date: 10/14/03

Section 10.14. **RESERVED.**

Section 10.15. **"I-1" Light Industrial District.**

Subd. 1. **Purpose.** The purpose of the "I-1" Light Industrial District is to provide for the establishment of warehousing and light industrial development.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "I-1" District:

- A. Radio and television.
- B. Research laboratories.
- C. Trade school.
- D. Machine shops.
- E. Paint mixing.

- F. Bus terminals and maintenance garage.
- G. Warehouses.
- H. Laboratories.
- I. Essential services.
- J. Governmental and public utility buildings and structures.
- K. Manufacturing, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as bond cloth, cork, fiber, leather, paper, plastic, metals, stones, tobacco, wax, yarns, and wools.
- L. Manufacture of musical instruments, novelties, molded rubber products.
- M. Manufacture or assembly of electrical appliances, instruments and devices.

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- N. Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or natural gas.
- O. Manufacture and repair of electrical signs, advertising structures, light sheet metal products, including heating and ventilating equipment.
- P. Blacksmith, welding or other metal shop.
- Q. Laundries, carpet and rug cleaning.
- R. Bottling establishments.
- S. Building material sales and storage.
- T. Broadcasting antenna, television and radio.
- U. Camera and photographic supplies manufacturing.
- V. Cartage and express facilities.
- W. Stationary, bookbinding and other types of manufacturing of paper and related products, but not processing of raw material for paper production.
- X. Dry cleaning establishments and laundries.
- Y. Electric light or power generating stations, electrical and electronic products manufacture, electrical service shops.
- Z. Engraving, printing and publishing.

AA. Jewelry manufacturing.
BB. Medical, dental and optical laboratories.
CC. Storage or warehousing.
DD. Wholesale business and office establishments.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "I-1" District:

A. All permitted accessory uses as allowed in the "B-2" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "I-1" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. Open or outdoor service, sales and rental as a principal or an accessory use and including sales in or from motorized vehicles, trailers or wagons.

B. Fuel tank and LP gas storage.

C. Open and outdoor storage as an accessory use.

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D. Industrial Planned Unit Development as regulated by Section 10.21 of this Ordinance.

Series Source: Ord. 335-2nd

Effective Date: 12/28/92

E. Waste transfer stations handling:

1. Major appliances (as defined in MS 115A.03),

2. Furniture (including couches, mattresses, bed springs, tables and chairs),

3. Carpeting,

4. Residential yard waste consisting of garden wastes, leaves, lawn cuttings, weeds, and prunings, and

5. Industrial Waste (as defined in MS 115A.03, but not including hazardous waste as defined in MS 116.06, garbage as defined in Minnesota Rule 7035.0300, Subp. 40 or sludge as defined in MS 116.06, and

6. Household demolition waste (including shingles, siding and lumber).

Series Source: Ord. 373-2nd
Effective Date: 6/26/95

F. General automotive repair (minor) of vehicles not exceeding 12,000 pounds gross vehicle weight and not including collision repair service.

Series Source: Ord. 400-2nd
Effective Date: 8/11/97

G. Painting, fiberglass repair and similar exterior (non-mechanical) repairs of vehicles, including those exceeding 12,000 pounds gross vehicle weight.

Series Source: Ord. 522-2nd
Effective Date: 11/10/03

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "I-1" District, and open and outdoor storage as either a principal or accessory use.

Series Source: Ord. 518-2nd
Effective Date: 10/14/03

8/24/06 THIS PAGE REPLACES PAGE 10-101

Section 10.16. **"I-2" Heavy Industrial District.**

Subd. 1. **Purpose.** The purpose of the "I-2" Heavy Industrial District is to provide for the establishment of heavy industrial and manufacturing development and use which because of the nature of the product or character of activity

requires isolation from residential or commercial use.

Subd. 2. **Permitted Uses.** The following are permitted uses in an "I-2" District:

A. Any use permitted in the "I-1" Light Industrial District.

B. The manufacturing, compounding, assembly, packaging, treatment, or storage of products or material including: breweries, cement, stone cutting, brick, glass, batteries (wet cell) ceramic products, mill working, metal polishing and plating, paint (pigment mfg.), vinegar works, rubber products, plastics, meat packing, flour, feed, grain milling, milling, coal or tar asphalt distillation, rendering works, distillation of bones, sawmill, lime, gypsum, plaster of Paris, glue, size, cloth, and similar uses.

C. Automobile assembly and major repair.

D. Creamery and bottling plant.

E. Foundry.

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in an "I-2" District:

A. All permitted accessory uses allowed in an "I-1" Light Industrial District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "I-2" District: (Requires a conditional use permit based upon the procedures, factors, findings and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

A. Auto wrecking, junk yard, used auto parts (open storage) and similar uses.

B. Incineration or reduction of waste material other than customarily incidental to a principal use.

C. Poison, fertilizer, fuel briquettes.

D. Kilns or other heat processes fired by means other than electricity.

E. Creosote plant.

F. Acid manufacture.

G. Storage, utilization or manufacture of solid materials or products which could decompose by detonation.

H. Refuse and garbage disposal.

I. Commercial stockyards and slaughtering of animals.

J. Crude oil, gasoline, or other liquid storage tanks (except LP gas).

Series Source: Ord. 338-2nd

Effective Date: 2/08/93

Subd. 5. **Interim Uses.** All interim uses as allowed in the "I-1" District.

Series Source: Ord. 518-2nd

Effective Date: 10/14/03

Section 10.17. **"I-B" Industrial Business District.**

Subd. 1. **Purpose.** The purpose of the "I-B" Industrial Business District is to provide for the establishment of selected commercial and industrial activities which draw from the entire community, but not including entertainment, food related, lodging or housing establishments.

Subd. 2. **Permitted Uses.** The following are permitted uses in the "I-B" District:

- A. Banks
- B. Barber Shop
- C. Beauty Parlor
- D. Broadcasting Device

- E. Dental Office
- F. Drug Store
- G. Florist Shop
- H. Laundromat
- I. Lumber Yard
- J. Machine Shop
- K. Medical Clinic
- L. Offices

8/24/06 THIS PAGE REPLACES PAGE 10-103

- M. Retail Sales Excluding Food Products
- N. Vehicle Sales
- O. Warehouses
- P. Wholesale Business Excluding Food

Products

Subd. 3. **Accessory Uses.** The following are permitted accessory uses in the "I-B" District:

A. All permitted accessory uses in the "I-1" District.

Subd. 4. **Conditional Uses.** The following are conditional uses in the "I-B" District: (Requires a conditional use permit based upon the procedures, factors, findings, and conditions set forth in and regulated by Section 10.23 of this Ordinance.)

- A. Gas Station
- B. Car Wash
- C. Grocery Store
- D. Funeral Home
- E. Governmental Uses
- F. Manufacturing Plant
- G. Open and Outdoor Storage
- H. Veterinary Clinic

Source: Ord. 338-2nd

Series

Effective Date: 2/08/93

Subd. 5. **Interim Uses.** All interim uses as allowed as conditional uses in the "A-0" and "R-1" Districts.

Source: Ord. 518-2nd

Series

Effective Date: 10/14/03

